



PLANNING COMMISSION AGENDA

125 E. College Street, Covina, California

Council Chambers of City Hall

February 28, 2023

7:00 P.M

IMPORTANT NOTICE

Members of the public may view the meeting live on the City's website at www.covina.ca.gov or on local cable television, Spectrum channel 29, and Frontier Channel 42. To view from the website, hover over the Departments & Services tab until the drop-down menu appears and click on City Council Video Library under the City Council header. A live banner will appear at the start of the meeting.

Meeting Assistance Information: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at cityclerk@covina.ca.gov or 626-384-5430. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CALL TO ORDER

ROLL/CALL

Commissioners: Rosie Richardson, Bryan Rodriguez, John Connors, Vice-Chair Dan McMeekin

Chair Susan Zermeno is excused.

PLEDGE OF ALLEGIANCE

Led by the Chair.

PUBLIC COMMENTS

To address the Planning Commission please complete a yellow speaker request card located at the entrance and give it to the City Planner. Your name will be called when it is your turn to speak. Those wishing to speak on a LISTED AGENDA ITEM will be heard when that item is addressed. Those wishing to speak on an item NOT ON THE AGENDA will be heard at this time. State Law prohibits the Commissioners from taking action on any item, not on the agenda. Individual speakers are limited to five minutes each, unless, for good cause, the Chairperson amends the time limit.

In Person: *To address the Planning Commission please complete a yellow speaker request card located at the entrance of the Council Chamber and give it to the City Planner. Your name will be called when it is your turn to speak.*

Remotely via Zoom: Access the meeting remotely via Zoom with one of the following devices:
Computer or Smart Device:

<https://us02web.zoom.us/j/82490223616?pwd=N3RQeHhGNTVzdE8wUINEakROcXRmQT09>

Telephone: Dial: +1 669 900 6833

Meeting ID: 824 9022 3616

Passcode: 277747

1. To request to speak during public comment, please click the “Raise Hand” button on the Zoom toolbar “Reactions” tab. Computer / Smart Device: The “raise hand” feature is in the reactions tab. Telephone: Press star-nine (*9) on your phone to raise your hand.

2. Staff will announce your name as listed on Zoom or the last four digits of your phone number when it is your turn to speak and unmute the microphone (audio only); the speaker must be present when called to speak.

3. Please state your first and last name and city of residence at the beginning of your remarks for the record.

4. The microphone will be muted by staff when you have completed your comments or five (5) minutes have expired, whichever occurs first.

COMMISSIONER COMMENTS

Commissioners wishing to make any announcements of public interest or to request that specific items be added to future Planning Commission agendas may do so at this time.

ADMINISTRATIVE ITEMS

None.

CONSENT CALENDAR

1. Approval of the Minutes of February 14, 2023.

PUBLIC HEARINGS

None.

CONTINUED PUBLIC HEARINGS

1. **Application for Planned Community Development Modification (PCDM) 22-1 and determination of exemption from CEQA;** A request to modify Planned Community Development (PCD) 77-002 (Ordinance. 1374) to allow the installation of a 6-foot tall wrought iron fence and pedestrian gate to the rear access onto East Nubia Street and, the installation of new security gates to the main entrance, off Citrus Avenue. The Planning Commission will consider Resolution No. 2022-024 PC making a recommendation to the City Council on PCDM 22-1. The Planning Commission will consider the project exempt from further review under CEQA. The site is within the Planned Community Development/Multi-Family Residential-4000 (PCD/RD) zone, located at 1244 North Citrus Avenue. (APN; 8406-019-029)

Staff Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2022-024 PC, a resolution of the Planning Commission of the City of Covina recommending that the City Council approve Planned Community Development Modification (PCD) 22-01 and adopt draft Ordinance CC 23-XXX amending the Covina Townhomes Planned Community Development

(PCD) 77-002 by modifying Condition of Approval No. 4 and adding numbers 12 and 13 under Section 3 of Ordinance No. 1374, and making a finding of exemption of the California Environmental Quality Act (CEQA) guidelines and, recommending that the City Council adopt draft Ordinance No. 23-XX for Planned Community Development Modification (PCDM) 22-01 with conditions. Staff's recommendation of the following modifications are as follows:

- a) The installation of a 6-foot tall wrought iron gate for "emergency access" only to East Nubia Street, providing a Knox-box for only emergency responders.
- b) The installation of a pedestrian gate for Covina Town Home residents to access East Nubia Street.
- c) Installation of a new security gate to the front of the property (Citrus Ave) with the proposed modifications to their open space to accommodate the proposed vehicular turnaround; and,
- d) Modify their outdoor recreation area (common open space) to include two new basketball posts to their existing tennis court, to serve as both a tennis and basketball court.

And, making a finding of exemption under CEQA.

NEW BUSINESS

- 1. Information about upcoming Zoning Code Amendment and Municipal Code Amendment (Subdivision) related to Senate Bill (SB) 9, Two-unit Residential Developments and Urban Lot Splits, for the March 14, 2023, Planning Commission Regular Meeting.**

Staff Recommendation: Receive and File. No action is required of the Planning Commission.

- 2. Application for Site Plan Review (SPR) 21-120** and determination of exemption from CEQA: A request to construct a new 3-unit, 2-story, multi-family apartment development, on an approximately 10,499 square foot (.24 acre) lot, with all new site improvements. The Planning Commission will consider the project exempt from further review under CEQA. The site is within the Covina Town Center Specific Plan (CTCSP) "Cultural Core" District, located at 244 E. College Street. (APN: 8445-008-003).

Staff Recommendation: Staff recommends that the Planning Commission adopt Resolution No. 2023-002 PC, approving Site Plan Review (SPR) 21-120, with the attached Conditions of Approval and, making a finding of exemption of the California Environmental Quality Act (CEQA).

GENERAL MATTERS

None.

ADJOURNMENT

The Planning Commission will adjourn to its next regular meeting scheduled for Tuesday, March 14, 2023, at 7:00 p.m. inside the Council Chamber at City Hall, located at 125 East College Street, Covina, California, 91723.

The Community Development Department does hereby declare that the agenda for the February 28, 2023 Meeting was posted on the City's website and near the front entrance of Covina City Hall, 125 East College Street, Covina, in accordance with California Government Code Section 54954.2(a).

Planning Commission Agenda

Tuesday, February 28, 2023